

EXHIBIT B

CITY of WOODSTOCK

Application for Public Hearing

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Chris A. Underwood, Esq.

Phone: (404) 997-7506

Applicant's Information:

Name: Valley Partners Real Estate, LLC d/b/a Hennessy Honda of Woodstock

Address: 8931 Highway 92

Phone: (770) 924-9000

City, State, Zip: Woodstock, GA 30189

Fax: (770) 591-2810

Property Owner's Information:

☐ same as above

Name: Ralph W. Donald

Address: 6001 Pelican Bay Blvd, Apt. 1004

Phone: _____

City, State, Zip: Naples, FL 34108

Fax: _____

Requested Public Hearing (check all that apply):

☐ Annexation

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Other: _____

☒ Variance

STAFF USE ONLY:

Case: _____ # _____ - _____

Received by: _____

Fee Paid: \$ _____

Date: _____

PUBLIC HEARING SCHEDULE:

Public Input Meeting: _____

Planning Commission: _____

Board of Appeals: _____

City Council: _____

Other: _____

Property Information:

Location: 8825 Highway 92, Woodstock, GA

Parcel Identification Number(s) (PIN): 15 N 12 061 B Total Acreage: 2.0 AC

Existing Zoning of Property: GC Future Development Map Designation: _____

Adjacent Zonings: North R-20 South GC East GC & R-20 West GC

Applicant's Request (Itemize the Proposal):

a. Approve Applicant's Site Plan, which requires variances from sections 7.928
and 9.2 of the City Code.

b. Allow double-depth parking spaces, as shown on the Site Plan, which are not specif-
ically addressed in the Code.

Proposed Use(s) of Property:

Storage facility for automobile dealership.

Infrastructure Information:

Is water available to this site? ☒ Yes ☐ No

Jurisdiction: City of Woodstock

How is sewage from this site to be managed?

Public

Will this proposal result in an increase in school enrollment? ☐ Yes ☒ No

If yes, what is the projected increase? _____ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

Traffic Generation:

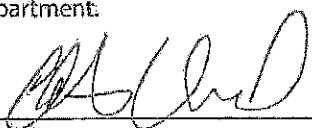
If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? N/A trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome		9.57	
220	Apartment		6.63	
* A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.				

Authorization:

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled dates, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, , do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 6th day of March, 20 13.

Print Name Chris A. Underwood



APPLICANT RESPONSE STATEMENT ANNEXATIONS AND REZONINGS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the Intent of the requested zoning.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. How the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.
7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning.

N/A

APPLICANT RESPONSE STATEMENT VARIANCES

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a variance, please respond to the following standards in the form of a written narrative:

1. Explain requested variance.
2. How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.
3. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.
4. How the special conditions and circumstances do not result from the actions of the applicant.
5. How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.
6. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.
7. Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).
8. Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

- See Schedule 4(b) attached hereto.

SCHEDULE 4(b)

APPLICANT RESPONSE STATEMENT

VARIANCES

1. Explain requested variance.

Applicant is an automobile dealership under contract to acquire the subject property (the "Property") for the purpose of redeveloping the Property into a car storage facility. To make the car storage facility feasible, Applicant requests a variance to reduce the buffer required in Section 7.928 of the Land Development Code (the "Code") from the required 40 feet to 25 feet. Applicant also requests a variance to exclude the trees and landscape islands that would otherwise be required for a public parking lot under Section 9.200(1(b) and (c) of the Code. Finally, Applicant requests the approval of double-depth parking spaces which are not specifically addressed by the Land Development Code. These requests are shown on the site plan attached hereto.

2. How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.

A large detention pond on the northern part of the Property significantly reduces the area available to redevelop the Property.

3. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

A literal interpretation would further reduce the area available to redevelop the Property such that Applicant could not use the Property.

4. How the special conditions and circumstances do not result from the actions of applicant.

The requested variances are necessary for Applicant to redevelop the Property due to the lack of alternatives for expanding Applicant's existing automobile dealership, and because of the development constraints in having an existing detention pond occupy much of the property.

5. How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.

The City of Woodstock has traditionally reviewed these types of variances on a site specific basis. Without the requested variances, the Property could not feasibly be

redeveloped as a car storage facility. The requested variances will allow for the efficient use of the Property while maintaining an adequate buffer to the residential development along the easterly boundary of the Property.

6. **How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.**

The requested variances are necessary because the existing Code requirements and the detention pond reduce the available area of the Property such that redevelopment of the Property as a car storage facility would not be viable.

7. **Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).**

The requested variances to exclude trees and landscape islands, as well as reducing the buffer is the minimum necessary to allow for the reasonable use of the Property as a car storage facility.

8. **Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.**

The proposed variances would allow Applicant to store vehicles in a location other than nearby commercial properties which will support the continued economic development of nearby commercial properties, while maintaining an adequate buffer for the residential properties along the eastern boundary of the Property.

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: *C. Devers Hays* Date: 2-26-2013
Print Name: C. Devers Hays

Signature of Applicant's Attorney: *Chris A. Underwood* Date: 3-6-13
Print Name: Chris A. Underwood, Esq. Title: Applicant's Attorney

NOTARY AS TO CHRIS A. UNDERWOOD, ESQ:

Sworn to and subscribed before me this 6th day of March, 2013.

Helen B. Mobley
Notary Public

(Notary Seal)

NOTARY FOR C. DEVERS HAYS:



Sworn to and Subscribed before me this 20th day of February, 2013.

Notary Signature: *D. Nicole Duffin*

(Notary Seal)



DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☒ No, I have not made any campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: _____

Date: _____

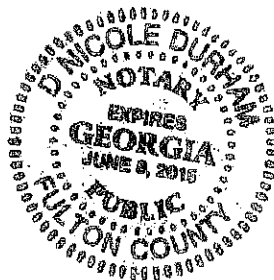
Print Name: _____

C. Devers Hays

Sworn to and Subscribed before me this: _____ day of _____, 2013.

Notary Signature: _____

(Notary Seal)



AUTHORIZATION OF PROPERTY OWNER

I, Ralph W. Donald, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

☐ Annexation

☐ Rezoning

☐ Variance

☐ Comprehensive Plan Amendment

☐ Other: _____

I hereby authorize the staff of the City of Woodstock, Department of Planning and Economic Development to inspect the premises which are subject of this application.

Applicant's Information:

Name: Valley Partners Real Estate, LLC

Address: 8931 Highway 92 Phone: (770) 924-9000

City, State, Zip: Woodstock, GA 30189 Fax: (770) 591-2810

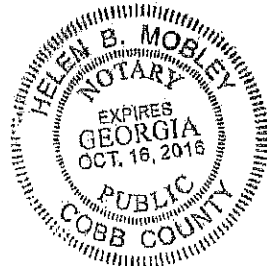
Signature of Owner: Ralph W. Donald Date: 02/26/2013

Print Name: Ralph W. Donald

Sworn to and Subscribed before me this: 26th day of February, 2013

Notary Signature: Helen B. Mobley

(Notary Seal)

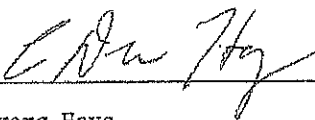


PROPERTY TAX VERIFICATION

The undersigned below is authorized to make this application. The undersigned certifies that all City Taxes / Cherokee County property taxes, billed to date for the parcel listed below have been paid in full the Tax Official of the City of Woodstock, Georgia. In no case shall an application or reapplication for rezoning be processed without such property verification.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

Tax Parcel Number: 15 N 12 061 B

Signature of Applicant:  Date: 2-26-2013

Print Name: C. Devers Hays

TAX OFFICIAL USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Signature of Tax Official: _____ Date: _____

Title: _____

Application Package Checklist:

Submit the following items, which are attached and made a part of this application:

- ☐ Application for Public Hearing Summary (pages 1-3)
- ☐ Applicant Response Statement (page 4a and/or 4b)
- ☐ Conflict of Interest Certification (page 5)
- ☐ Disclosure Statement (page 6)
- ☐ Authorization of Property Owner (page 7)
- ☐ Verification of Current Taxes Paid (page 8)
- ☐ Vesting Deed
- ☐ Legal Description(s)
- ☐ Boundary Survey
- ☐ Site Plan
- ☐ Location Map
- ☐ Property Owners Tax Receipt
- ☐ Two (2) sets of mailing labels for all properties that lie within 500 feet but a minimum of three (3) parcels
in depth in each direction of the legal boundary of the subject property
- ☐ Existing Site Resources Map
- ☐ Future Development Map and Zoning Map with location identified
- ☐ Traffic Study (if required)
- ☐ Public Input Plan

This document prepared by
and upon recording return to:
Robert T. Morgan, Esq.
Robert T. Morgan, P.C.
750 Hammond Drive
Building 12, Suite 100
Atlanta, Georgia 30328
File No.: 9285-5-1

Deed Book **11426** Pg **381**
Filed and Recorded 6/17/2011 1:49:21 PM
28-2011-015971
Transfer Tax \$0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

DEED UNDER POWER

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, made as of the 7TH day of June, 2011, by **WOODSTOCK CAR WASH, INC.**, acting through its duly appointed Agent and Attorney-in-Fact, **RALPH W. DONALD**, as party of the first part, and **RALPH W. DONALD**, as party of the second part;

WITNESSETH:

WHEREAS, **WOODSTOCK CAR WASH, INC.** executed that certain Deed to Secure Debt, dated June 23, 2005, and recorded in Deed Book 8031, Page 258-275, Cherokee County, Georgia Records, as assigned and delivered to **RALPH W. DONALD**, pursuant to that certain Assignment of Security Deed dated December 7, 2006, recorded in Deed Book 9273, Page 188, aforesaid county records (the "Security Deed"), conveying the after-described property to secure a Promissory Note in favor of Barton-Georgia Corp. of even date therewith in the original principal amount of **ONE HUNDRED EIGHTY-FIVE THOUSAND ONE HUNDRED FIFTY-FIVE AND 53/100THS DOLLARS (\$185,155.53)** as indorsed to Ralph W. Donald pursuant to an Indorsement of Promissory Note dated December 7, 2006 (the "Note"); and

WHEREAS, defaults in the payment of principal and interest installments due under said Note occurred, and whereas by reason of said defaults, said **RALPH W. DONALD** elected, pursuant to the terms of the Security Deed and the Note, and declared the entire principal and interest immediately due and payable under the Note; and

WHEREAS, said entire indebtedness under the Note still being upon paid, said **RALPH W. DONALD**, on behalf of the said **WOODSTOCK CAR WASH, INC.**, and according to the terms of the Security Deed, did advertise said after-described property for sale once a week for four weeks in the legal newspaper in Cherokee County, Georgia, wherein the Sheriff carried his advertisement, namely the **Cherokee Tribune**, said dates of publication being May 13, 20, 27 and June 3, 2011; and

WHEREAS, said **RALPH W. DONALD** did expose said after-described property for sale to the highest bidder for cash on the first Tuesday in June, 2011, within the legal hours of sale at the usual place for conducting Sheriff's sales in Cherokee County before the Courthouse door in said County, and offered said property for sale at public outcry to the highest bidder for cash when and where said **RALPH W. DONALD** bid **ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$170,000.00)**; and

WHEREAS, said property was knocked off to **RALPH W. DONALD** for the sum of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$170,000.00)**;

18

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the Security Deed, the party of the first part, **WOODSTOCK CAR WASH, INC.**, acting through its duly appointed Agent and Attorney-in-Fact, **RALPH W. DONALD**, has bargained, sold, granted and conveyed, and by these presents does hereby bargain, sell, grant and convey to the party of the second part, **RALPH W. DONALD**, his successors and assigns, all those tracts or parcels of land lying and being in Land Lots 1160 and 1217, 15th District, 2nd Section of Cherokee County, Georgia as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all the estate, right, title, interest, claim or demand of the said party of the first part and assigns, legal, equitable or otherwise whatsoever, in and to the same.

TO HAVE AND TO HOLD the said premises and every part thereof unto **RALPH W. DONALD**, his successors and assigns, to its own proper use, benefit and behoof in **FEE SIMPLE**, in as full and ample a manner as the said party of the first part and assigns did hold and enjoy the same.

IN WITNESS WHEREOF, said **WOODSTOCK CAR WASH, INC.**, acting through its duly appointed Agent and Attorney-in-Fact, **RALPH W. DONALD**, has hereunto affixed its hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Mary Kay Flood
Witness

Ralph W Donald (SEAL)
RALPH W. DONALD, acting as the duly appointed
Agent and Attorney-in-Fact for **WOODSTOCK CAR
WASH, INC.**

Michael Joseph Elliott
Notary Public

My Commission: April 13, 2014

[NOTARIAL SEAL]

G:\MORGAN\19000\028515-1\Deed under Power.wpd



EXHIBIT "A"

Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lots 1160 and 1217 of the 15th District, 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

BEGINNING at a ½ inch open top pipe found on the Land Lot line dividing Land Lots 1216 and 1217, said District, Section and County, said ½ inch open top pipe being located a distance of 521.04 feet northerly from the intersection of the northeasterly, right of way line of relocated State Route 92 (having a variable width right of way) with the Land Lot line common to Land Lots 1216 and 1217, said District, Section and County; thence leaving said Land Lot line and running south 85 degrees 26 minutes 40 seconds west, a distance of 63.78 feet to a rebar set; thence running north 82 degrees 46 minutes 06 seconds west, along the northerly right of way line of an asphalt drive, a distance of 112.65 feet to a rebar set; thence running along the arc of a curve having a radius of 28.00 feet, a distance of 41.35 feet (said arc being subtended by a chord having a bearing of north 40 degrees 28 minutes 01 second west and a length of 37.69 feet) to a rebar set on the easterly side of an asphalt drive; thence running north 07 degrees 13 minutes 54 seconds east, a distance of 42.81 feet to a rebar set; thence running north 13 degrees 04 minutes 34 seconds east, a distance of 29.15 feet to a rebar set; thence running north 07 degrees 13 minutes 54 seconds east, a distance of 302.95 feet to a rebar set; thence running north 29 degrees 40 minutes 05 seconds, east, a distance of 276.34 feet to a ½ inch open top pipe found; thence running south 01 degree 08 minutes 15 seconds east, a distance of 649.43 feet to a ½ inch open top pipe found and the Point of Beginning; containing 2.00 acres as shown on Plat of survey for Woodstock Car Wash, Inc. First National Bank of Cherokee and Old Republic National Title Insurance Company, made by Braswell Engineering, Inc., bearing the seal of Raymond C. Knight, Ga. R.L.S. No. 1991, dated April 20, 1995, last revised May 11, 1995.

TOGETHER WITH those easement rights for ingress and egress as reserved in and arising under that certain Warranty Deed from Sanford A. Cohn, John B. Turpen and Ralph W. Walker, III, to Community First bank, dated April 14, 1987, filed for record April 17, 1987, recorded in Deed Book 618, page 697, Cherokee County Records.

ALSO TOGETHER WITH those easement rights arising under that certain Reciprocal Easement and Operation Agreement by and between Woodstock Partners and Home Depot U.S.A., Inc. dated as of September 12, 1990, filed September 14, 1990, recorded in Deed Book 897, page 270, aforesaid records; as modified by First Modification Agreement dated as of November 26, 1991, recorded in Deed Book 1090, page 316, aforesaid records; as supplemented by Assignment and consent to Signage Agreement, dated November 26, 1991, recorded in Deed Book 1091, page 1; as further modified by Second Modification of Reciprocal Easement and Operation Agreement dated as of June 11, 1992, recorded in Deed Book 1237, page 221, aforesaid records; as further modified

by Third Modification of Reciprocal Easement and Operation Agreement date October 13, 1993, recorded in Deed Book 1989, page 234, aforesaid records. A

add
as amended
1115-330
(9)

ALSO TOGETHER WITH those easement rights arising under that certain Declaration of Easements and Operation Obligations by Woodstock Partners, dated November 26, 1991, filed November 27, 1991, recorded in Deed Book 1090, page 320, aforesaid records; as amended by First Modification of Declaration of Easements and Operation Obligations dated February 24, 1993, recorded in Deed Book 1419, page 233, aforesaid records.

ALSO TOGETHER WITH those easement rights arising under that certain Limited Warranty Deed from SDM Properties, Inc., a Georgia corporation to SAA Properties, Inc., a Georgia corporation, dated May 27, 1994, filed June 2, 1994, recorded in Deed Book 1840, page 325, aforesaid records.

ALSO TOGETHER WITH those easement rights arising under that certain Limited Warranty Deed from SDM Properties, Inc. to Thomas Hall Fowler, dated December 15, 1994, recorded in Deed Book 1990, page 25, aforesaid records.

Legal Description of subject property

All that tract or parcel of land lying and being in Land Lots 1160 and 1217 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a 2 inch open top pipe found on the Land Lot Line dividing Land Lots 1216 and 1217, said District, Section and County, said 2 inch open top pipe being located a distance of 521.04 feet northerly from the intersection of the northeasterly right of way line of relocated State Route 92 (having a variable width right of way) with the Land Lot Line Common to Land Lots 1216 and 1217, said District, said Section and County; the point of beginning.

Thence leaving said Land Lot Line south 85 degrees 21 minutes 12 seconds west, a distance of 63.78 feet to a iron pin set; thence north 82 degrees 51 minutes 34 seconds west, a distance of 112.65 feet to a point; thence along a curve to the right having a radius of 28.00 feet, and a arc distance of 41.39, being subtended by a chord bearing of north 40 degrees 30 minutes 59 seconds west for a distance of 37.73 feet to a point; thence north 07 degrees 08 minutes 26 seconds east a distance of 42.81 feet to a PK/nail set in an asphalt driveway; thence north 12 degrees 59 minutes 06 seconds east, a distance of 29.15 feet to a point; thence north 07 degrees 08 minutes 26 seconds east, a distance of 302.95 feet to a iron pin set; thence north 29 degrees 34 minutes 16 seconds east, a distance of 276.39 feet to a iron pin found ½ inch open top pipe on the common line of Land Lots 1161 and 1160; thence south 01 degrees 13 minutes 43 seconds east, a distance of 649.54 feet along said Land Lot Line and the line dividing Land Lot 1216 and 1217 to a iron pin found 2 inch open top pipe, the point of beginning.

Said parcel contains 2.00 acres more or less.



mapquest

Map of:

8825 Highway 92

Woodstock, GA 30189-3691

Notes



©2013 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)

2012 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton, GA 30114

Make Check or Money Order

Payable to:
Cherokee County Tax Commissioner

DONALD, RALPH W
3651 ARNOLD AVE
NAPLES, GA 34104

Bill No.	Due Date	*Total Due*
2012-37884	12/20/2012	\$0.00

Map: 15N12 061 B
Location: 8825 HWY 92

Payment Good through: 02/25/2013

Print Date :
02/25/2013

*If you have sold this property, forward bill to new owner and fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. 1% interest will be added to this bill on December 21st and the 21st of every month thereafter if not paid. A 10% penalty will be added on March 21st. *pay online at www.cherokeega.com ** Please note: There is a 3% Merchant Fee Charged (This fee is not collected by Cherokee County.)



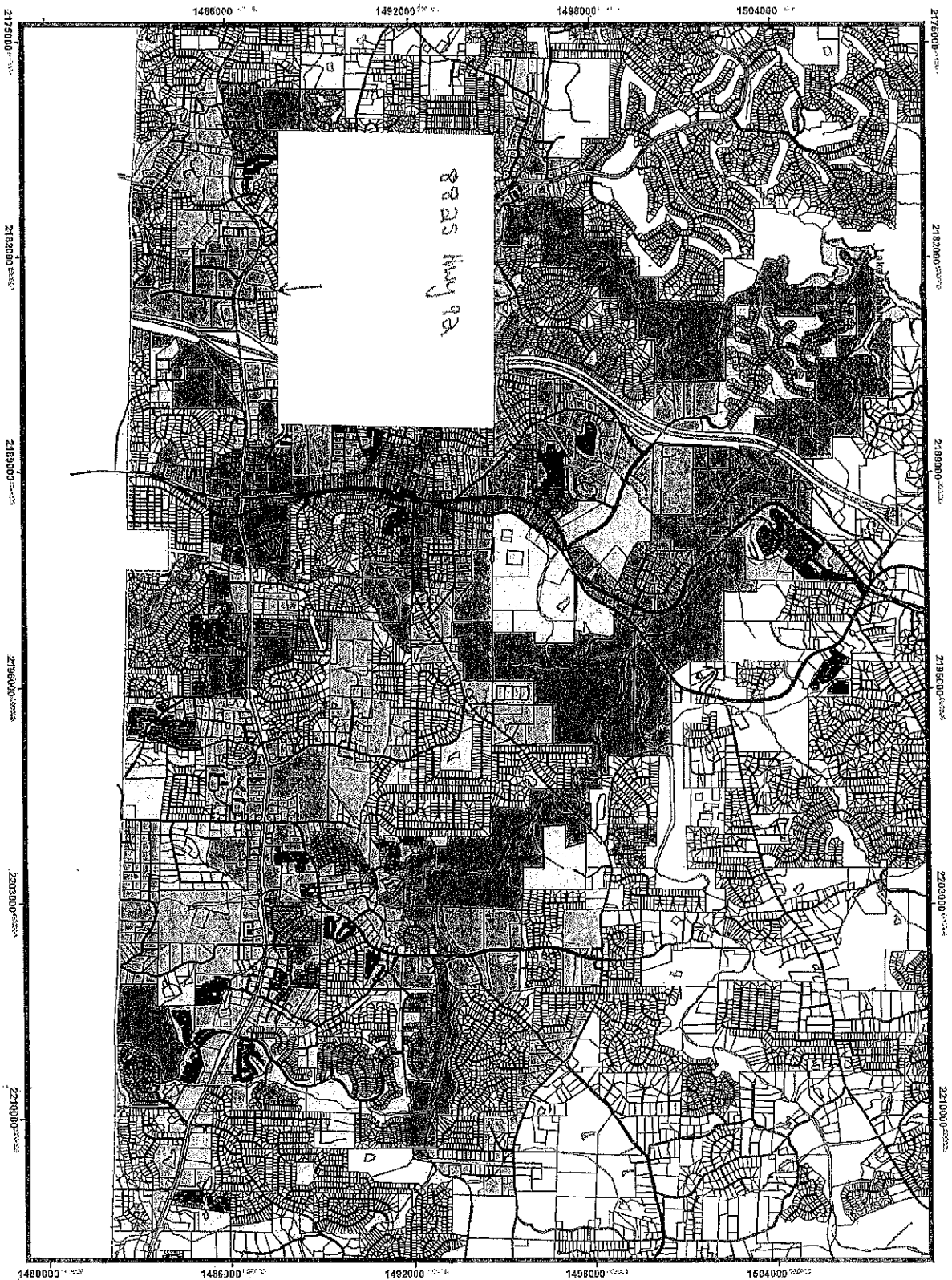
Tax Payer: DONALD, RALPH W
Map Code: 15N12 061 B REAL
Description: LL 1160-1217 DIST. 15
Location: 8825 HWY 92
Bill No: 2012-37884
District: CITY OF WOODSTOCK 007

Phone: (678)-493-6400 Fax: (678)-493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
318,500.00	196,000	2.0000	514,500	12/20/2012			02/25/2013	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	514,500.00	205,800.00	0.00	205,800.00	0.200	41.16	0.00	\$41.16
COUNTY M&O	514,500.00	205,800.00	0.00	205,800.00	5.825	1,198.79	0.00	\$1,198.79
SCHOOL M&O	514,500.00	205,800.00	0.00	205,800.00	19.450	4,002.81	0.00	\$4,002.81
SCHOOL BOND	514,500.00	205,800.00	0.00	205,800.00	0.400	82.32	0.00	\$82.32
PARKS BOND	514,500.00	205,800.00	0.00	205,800.00	0.780	160.52	0.00	\$160.52
TOTALS					26.655	5485.6	\$0.00	\$5,485.60

Call the Tax Assessors office at 678-493-6120 for the following: If you are a new resident, person 62 or older and/or disabled to find out about qualifications for exemptions/ if you need to change your mailing address/ If you have questions on the fair market value of the property. Property Owners may file tax returns any time between January 1 and April 1, if you feel your property value is over assessed. 1% will be added on December 21st and the 21st of every month thereafter if not paid, a 10% penalty will be added on March 21st.

Current Due	\$5,485.60
Penalty	0.00
Interest	54.85
Other Fees	0.00
Previous Payments	5540.46
Back Taxes	0.00
Total Due	\$0.00
Paid Date	01/14/2013



City of Woodstock, Georgia Future Development Map DRAFT

Legend

- ▬ Interstates
- ▬ Major Road
- ▬ Street
- ▬ Canal & Stream
- ▬ County Boundary
- ▬ Lake
- ▬ Park
- ▬ Railroad
- ▬ Airport
- ▬ Cemetery
- ▬ School
- ▬ Hospital
- ▬ Church
- ▬ Synagogue
- ▬ Mosque
- ▬ Other

0 750 1,500 3,000 Feet

This document is a draft and is not to be used for any purpose other than for informational purposes only. It is not to be used for any legal or financial purpose.

City of Woodstock, Georgia
Planning Department
2024

PUBLIC INPUT PLAN

Submitted by Valley Partners Real Estate, Inc.
d/b/a Hennessy Honda of Woodstock ("Applicant")

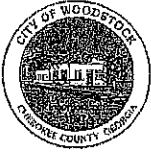
This Public Input Plan is submitted as part of an application (the "Application") for public hearing to request a variance to The City of Woodstock Land Development Ordinance. The subject property is located at 8825 Highway 92, Woodstock, Georgia (the "Property"), and is zoned general commercial ("GC"). Part of the Property borders residential lots located in unincorporated Cherokee County, Georgia, while the rest of the Property borders GC lots within the City of Woodstock. Property owners within the City of Woodstock and Cherokee County, Georgia may be affected by the Application.

Applicant has created a list of addresses for those property owners within 500 feet and at least three parcels in depth in each direction of the legal boundary of the Property. To insure that those potentially impacted by the Application are aware that the Application has been made, the property owners will be notified by mail on or before 14 days of the meeting date.

The notifications sent to the potentially impacted property owners will include a summary of Applicant's request along with the date, time and location of the Public Input Meeting. Applicant has met with and continues to stay in contact with several homeowners in the Kingsridge Estates Subdivision regarding the proposed development of the Property.

Applicant will host the Public Input Meeting on or before April 3, 2013, to solicit questions and comments regarding the proposed development of the Property described in the Application. At the Public Input Meeting, Applicant will describe the development in detail and engage the attendees in a discussion about the proposed development of the Property. Applicant will listen and respond to any concerns, issues or problems that the attendees may have with the proposal.

Applicant will provide a report and describe the results of the Public Input Meeting by April 5, 2013. Although submitting the report will satisfy the requirements and conclude the Public Input Plan, Applicant will provide contact information and will continue to accept and respond to public input prior to the planning commission hearing on May 2, 2013.



CITY OF WOODSTOCK

Conditional Use Permit Application

Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Zoning Administrator at 770.592.6050 ext 1 if you have any questions regarding the application package, the application or the process.

Contact Person: Chris A. Underwood, Esq. Phone: (404) 997-7506

Applicant's Information:

Name: Valley Partners Real Estate, LLC d/b/a Hennessy Honda of Woodstock
Address: 8931 Highway 92 Phone: (770) 924-9000
City, State Zip: Woodstock, GA 30189 Fax: (770) 591-2810

Property Owner's Information:

☐ same as above

Name: Ralph W. Donald
Address: 6001 Pelican Bay Blvd. Apt. 1004 Phone: _____
City, State Zip: Naples, FL 34108 Fax: _____

Property Information:

Location: 8825 Highway 92, Woodstock, GA
Parcel Identification Number(s) (PIN): 15 N 12 061 B Total Acreage: 2.0 AC
Zoning Classification: GC
Conditional Use Request: Storage facility for automobile dealership

OFFICE USE ONLY:	HEARING SCHEDULE:
Case: CUP# _____	Planning Commission: _____
Fee Paid: _____	City Council: _____
Date: _____	Other: _____

Authorization:

Upon receipt of the completed application package, the Zoning Administrator shall notify the applicant of scheduled dates, times and locations of required meetings and public hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the request may be delayed or postponed at the discretion of the Zoning Administrator.

This form is to be executed under oath. I, Chris A. Underwood, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Conditional Use Permit is true and correct and contains no misleading information.

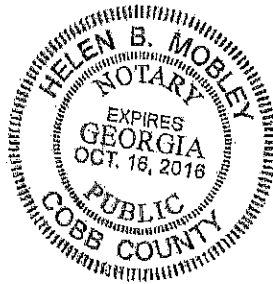
This 26 day of March, 20 13.

Signed: *Chris A. Underwood*

Sworn to and Subscribed before me this: 26th day of March, 20 13.

Notary Signature: *Helen B. Mobley*

(Notary Seal)



Conflict of Interest Certification

The undersigned below, making application for a zone change has complied with O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to the disclosure of financial interests, campaign contributions and penalties for violating O.C.G.A.

Signature of Applicant: [Signature]

Date: 3-16-2013

Print Name: C. Devers Hays

Signature of Applicant's Attorney: [Signature]

Date: 3-20-13

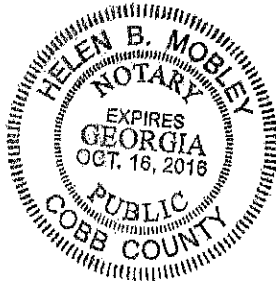
Print Name: Chris A. Underwood, Esq.

NOTARY AS TO C. Devers Hays ONLY:

Sworn to and Subscribed before me this: 26th day of March, 20 13.

Notary Signature: [Signature]

(Notary Seal)



NOTARY AS TO CHRIS A. UNDERWOOD, ESQ. ONLY:

Sworn to and Subscribed before me this: 26th day of March, 2013.

Notary Signature: [Signature]

(Notary Seal)



Disclosure Statement

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

☒ No, I have not made any campaign contribution to City Officials voting on this application exceeding \$250 in the past two (2) years.

☐ Yes, I have made campaign contributions to City Officials voting on this application exceeding \$250 in the past two (2) years.

To Whom: _____

Value: _____

Date: _____

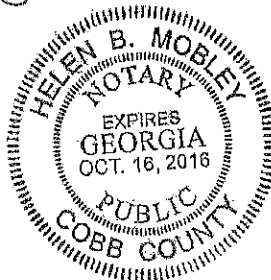
Signature of Applicant: *C. Devers Hays*
Print Name: C. Devers Hays

Date: 3-26-2013

Sworn to and Subscribed before me this: 16th day of March, 20 13.

Notary Signature: *Helen B. Mobley*

(Notary Seal)



Authorization of Property Owner

I, Ralph W. Donald, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; that he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/City of Woodstock, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for a Conditional Use Permit for the purposes named in the application.

I hereby authorize the staff of the City of Woodstock to inspect the premises which are subject of this application.

Applicant's Information:

Name: Ralph W. Donald
Address: 6001 Pelican Bay Blvd., Apt. 1004 Phone: _____
City, State Zip: Naples, FL 34108 Fax: _____

Signature of Owner: *Ralph W. Donald* Date: 3-26-13
Print Name: Ralph W. Donald

Sworn to and Subscribed before me this: 26 day of March, 20 13.
Notary Signature: *[Signature]*

(Notary Seal)

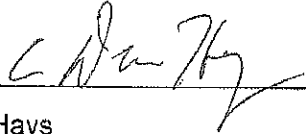


Property Tax Verification

The undersigned is authorized to make this application. The undersigned certifies that all City of Woodstock and Cherokee County property taxes billed to this date for the parcel listed below have been paid in full to the tax officials of the City of Woodstock and Cherokee County. In no case shall an application or reapplication for a zoning action be processed without such property verification.

NOTE: A separate verification form must be completed for each tax parcel included in the request.

Tax Parcel Number: 15 N 12 061 B

Signature of Applicant: 
Print Name: C. Devers Hays

Date: 3-26-2013

TAX OFFICE USE ONLY:

Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below:

Signature of Tax Official: _____ Date: _____